

CITY OF EL PASO, TEXAS
AGENDA ITEM DEPARTMENT HEAD'S SUMMARY FORM

DEPARTMENT: Planning, Research & Development

AGENDA DATE: Introduction: May 3, 2005
Public Hearing: May 24, 2005

CONTACT PERSON/PHONE: Christina Valles, 541-4930

DISTRICT(S) AFFECTED: 1

SUBJECT:

An Ordinance changing the zoning of a portion of Lot 2, Block 1, Whitfield Unit Two, El Paso, El Paso County, Texas from M-1 (Light Manufacturing) to R-3 (Residential). The penalty being as provided in Chapter 20.68 of the El Paso Municipal Code. Applicant: City of El Paso, Texas. ZON03-00078 (District 1)

BACKGROUND / DISCUSSION:

See attached report.

PRIOR COUNCIL ACTION:

N/A

AMOUNT AND SOURCE OF FUNDING:

N/A

BOARD / COMMISSION ACTION:

Development Coordinating Committee (DCC) – Approval Recommendation
City Plan Commission (CPC) – Approval Recommendation

*****REQUIRED AUTHORIZATION*****

LEGAL: (if required) N/A

FINANCE: (if required) N/A

DEPARTMENT HEAD: George Sarmiento, AICP

APPROVED FOR AGENDA:

CITY MANAGER: _____ **DATE:** _____

ORDINANCE NO. _____

AN ORDINANCE CHANGING THE ZONING OF A PORTION OF LOT 2, BLOCK 1, WHITFIELD UNIT TWO, EL PASO, EL PASO COUNTY, TEXAS FROM M-1 (LIGHT MANUFACTURING) TO R-3 (RESIDENTIAL). THE PENALTY BEING AS PROVIDED IN CHAPTER 20.68 OF THE EL PASO MUNICIPAL CODE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF EL PASO:

That the zoning of *a portion of Lot 2, Block 1, Whitfield Unit Two, El Paso, El Paso County, Texas*, as more particularly described by metes and bounds in the attached Exhibit "A", be changed **from M-1 (Light Manufacturing) to R-3 (Residential)**, within the meaning of the zoning ordinance, and that the zoning map of the City of El Paso be revised accordingly.

PASSED AND APPROVED this _____ day of _____, 2005.

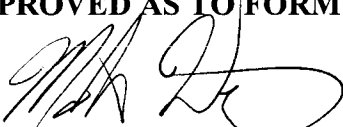
THE CITY OF EL PASO

ATTEST:

Joe Wardy
Mayor


Richarda Duffy Momsen
City Clerk

APPROVED AS TO FORM:




Matt Watson, Assistant City Attorney
Doc No. 11651

APPROVED AS TO CONTENT:



Christina Valles, Urban Planner
Planning, Research & Development
Department

APPROVED AS TO CONTENT:



Rodolfo Valdez, Chief Urban Planner
Planning, Research & Development
Department

PROPERTY DESCRIPTION

The SUBJECT PARCEL is a 3.172-acre westerly portion of Lot 2, Block 1, Whitfield Subdivision Unit Two, according to the plat thereof recorded in Volume 45, Page 23, Plat Records, City of El Paso, El Paso County, Texas, and is more particularly described as follows:

The POINT OF BEGINNING being a #5 rebar with plastic cap stamped "CLAUSEN" found for the southeast corner of the SUBJECT PARCEL, FROM WHICH a 2-inch O.D. iron pipe on the south line of said Lot 2 bears North 90° 00' 00" East 313.60 feet (Basis of Bearing);

THENCE, from said POINT OF BEGINNING, with the south line of said Lot 2, the same being the north line of a 60-foot wide road right-of-way known as Ruby Drive, South 90° 00' 00" West 387.33 feet to a chiseled mark set on a rock in an existing rock and mortar wall, the same being the southwest corner of the SUBJECT TRACT and the southeast corner of Tract 20-G, SA & MG Survey No. 266, as described in that Warranty Deed of record in Volume 3706, Page 1125, Deed Records;


THENCE, with the west boundary line of said Lot 2, North 00° 00' 00" East 366.23 feet to an existing 2" pipe buried 20 inches below grade found on the southerly right-of-way line of Coates Drive (a platted variable-width right-of-way), the same being the northwest corner of the SUBJECT TRACT and the northeast corner of Tract 20-B2, SA & MG Survey No. 266, as described in that Warranty Deed of record in Volume 2448, Page 409, Deed Records;

THENCE, with the southerly right-of-way line of said Coates Drive, the following three (3) courses:

1. South 84° 17' 22" East 99.71 feet to a #5 rebar with plastic cap stamped "CLAUSEN" set for corner;
2. Along the arc of a curve to the left 199.39 feet through a central angle of 00° 59' 13", said curve having a radius of 11,575.45 feet and a chord which bears South 89° 30' 23" East 199.38 feet to a #5 rebar with plastic cap stamped "CLAUSEN" set for corner;
3. South 89° 00' 47" East 88.76 feet #5 rebar with plastic cap stamped "CLAUSEN" found for the northeast corner of the SUBJECT TRACT and the northwest corner of that portion of said Lot 2 described in that Warranty Deed of record in Volume 1504, Page 221, Deed Records;

THENCE, leaving said right-of-way line, with the east line of the SUBJECT TRACT and the west line of said portion of Lot 2 described in that Warranty Deed of record in Volume 1504, Page 221, Deed Records, South 00° 00' 00" East 353.06 feet to the POINT OF BEGINNING and containing, in all, 3.172 acres or 138,172 square feet of land, and being subject to any easements, restrictions, and covenants of record.

This description and the field survey upon which it is based were performed without the benefit of a title commitment. Easements may affect this property which are not described hereon.

 Date 4/18/05

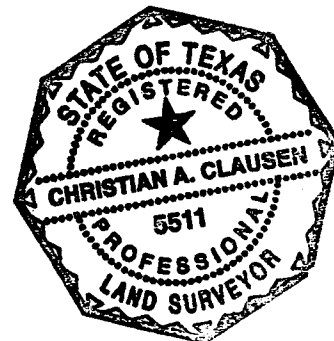
Christian A. Clausen, TX R.P.L.S. #5511

Clausen Land Surveying

729 Del Mar Drive

El Paso, TX 79932

915-546-9928



JOE WARDY
MAYOR

JOYCE WILSON
CITY MANAGER

GEORGE G. SARMIENTO, AICP
DIRECTOR



**PLANNING, RESEARCH &
DEVELOPMENT DEPARTMENT**

February 7, 2005

CITY COUNCIL

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DISTRICT NO. 1

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DISTRICT NO. 6

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DISTRICT NO. 7

ANTHONY W. COBOS
DISTRICT NO. 8

TO: The Honorable Mayor and City Council
Ms. Joyce A. Wilson

FROM: Christina Valles, Planner II

SUBJECT: ZON03-00078

The City Plan Commission (CPC), on April 7, 2005, voted **5 - 0** to recommend **APPROVAL** of this rezoning request from M-1 (Light Manufacturing) to R-3 (Residential), concurring with Staff's recommendation.

The CPC found that this rezoning is in conformance with The Plan for El Paso; and the proposed use is in conformance with the Year 2025 Projected General Land Use Map. The CPC also determined that this rezoning protects the best interest, health, safety and welfare of the public in general; that the proposed use is compatible with adjacent land uses; and that the proposed rezoning will not have a negative impact upon the natural environment and upon social and economic conditions and property values in the vicinity and in the city as a whole.

There was **NO OPPOSITION** to this request at the CPC Hearing.

STAFF REPORT

Rezoning Case: ZON03-00078

Property Owner(s): City of El Paso

Applicant(s): Same

Representative(s): McCormick Architecture, LLC

Legal Description: A portion of Lot 2, Block 1, Whitfield Unit Two

Location: Between Ruby Drive and Coates Drive

Representative District: # 1

Area: 3.2 Acres

Present Zoning: M-1 (Manufacturing)

Present Use: Vacant

Proposed Zoning: R-3 (Residential)

Proposed Use: City park

Recognized Neighborhood Associations Contacted: Montoya Heights Community Improvement Association, Texas Apache Nation Inc., Save the Valley, Coronado Neighborhood Association

Surrounding Land Uses:

North -	M-1 (Manufacturing) / Vacant
South -	R-3 (Residential) / Vacant
East -	M-1 (Manufacturing) / Vacant
West-	R-3 (Residential) / Single-family

Year 2025 Designation: Residential (Northwest Planning Area)

**CITY PLAN COMMISSION HEARING, April 7, 2005
1:30 P.M., CITY COUNCIL CHAMBERS, 2ND FLOOR, CITY HALL**

Zoning Case: ZON03-00078

General Information:

The applicant is requesting a rezoning from M-1 (Manufacturing) to R-3 (Residential) in order to permit a City park. The property is 3.2 acres in size and is currently vacant. The proposed site plan shows a City park to be located on the site. No vehicular access or parking is provided on the site. There are no zoning conditions currently imposed on this property.

Information to the Commission:

The Planning Department has received no calls or letters in support or opposition to this application.

Staff Recommendation:

The Development Coordinating Committee (DCC) unanimously recommends **APPROVAL** of this request for rezoning from M-1 (Manufacturing) to R-3 (Residential).

The recommendation is based on the following:

The Plan for El Paso City-Wide Land Use Goals recommend that El Paso “preserve, protect, and enhance the integrity, economic vitality and livability of the City’s neighborhoods.”

“Community facilities should be equitably distributed to the extent feasible throughout the City.”

The Year 2025 Projected General Land Use Map for the Northwest Planning Area designates this property for Residential land uses.

R-3 (Residential) zoning permits a City park and is with adjacent development.

The Commission must determine the following:

- A. Will the R-3 (Residential) zoning protect the best interest, health, safety and welfare of the public in general?
- B. Will City park be compatible with adjacent land uses?

Information To The Applicant:

Building Permits and Inspections Department Notes:

No zoning comments.

Engineering Department, Development Division Notes:

No objections.

Engineering Department, Traffic Division Notes:

No apparent traffic concerns with the proposed zoning change.

NOTE: Ruby Drive and Coates Drive shall be improved to City's standards.

Fire Department Notes:

Zoning change does not adversely affect the Fire Department.

El Paso Water Utilities Notes:

No objections.

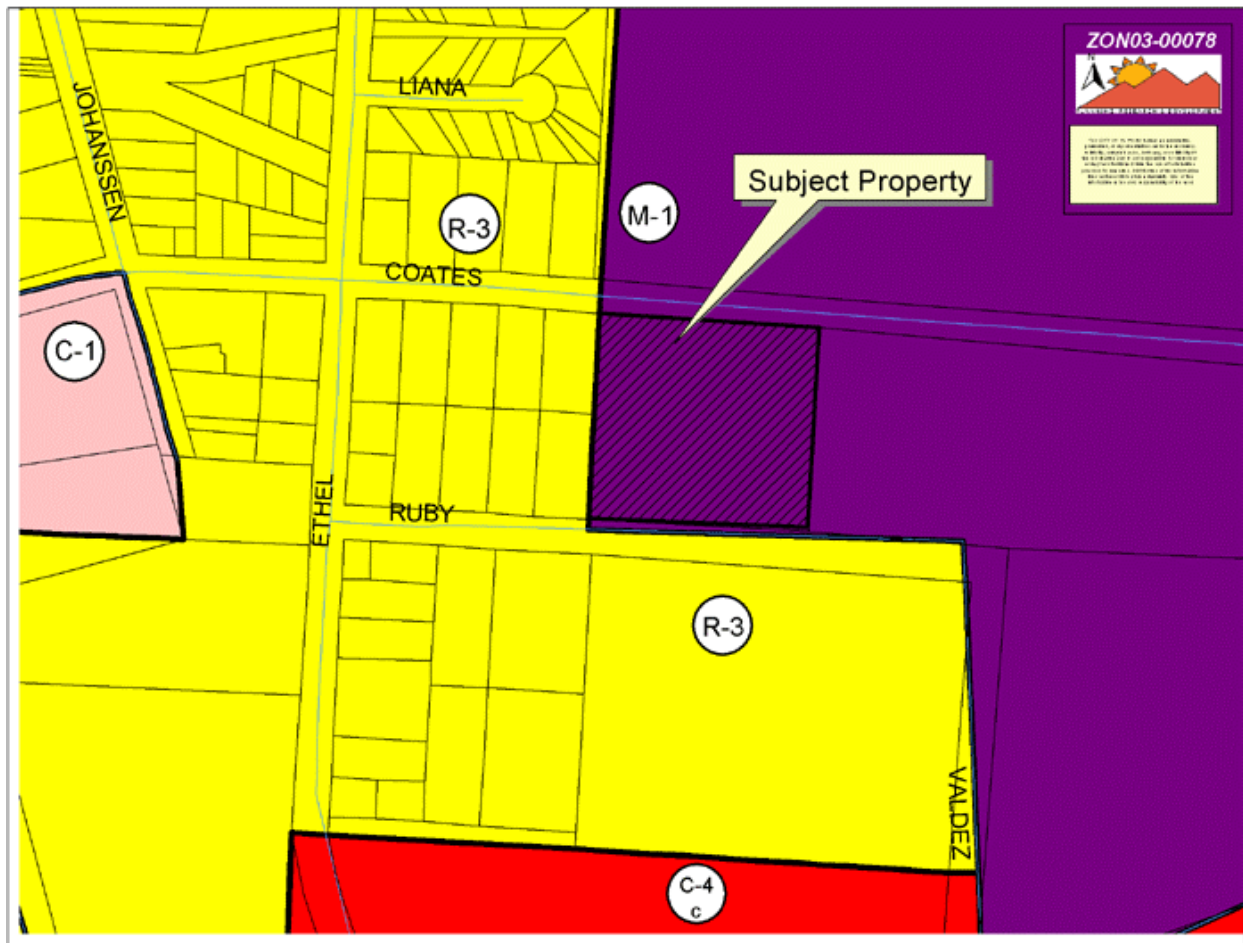
Planning, Research & Development Department Notes:

- A. The Year 2025 Projected General Land Use Map for the Northwest Planning Area designates this property for residential land uses.
- B. R-3 (Residential) zoning permits City park and is compatible with adjacent development.

ATTACHMENT: Site Plan.

NOTE TO THE PROPERTY OWNER: CITY PLAN COMMISSION POLICY REQUIRES THAT THE APPLICANT OR REPRESENTATIVE BE PRESENT AT THE PUBLIC HEARING FOR THIS ITEM. PLEASE DIRECT ANY QUESTIONS CONCERNING THIS REPORT TO THE PLANNING DEPARTMENT AT (915) 541-4056.

LOCATION MAP



AERIAL MAP



GENERALIZED PLOT PLAN

